

A Prepared by & Return to:
PRIORITY TRUSTEE SERVICES
OF MS, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181 ext 1120

MSP # 0718710MS
Loan # 17919820/ Hannon

4/08/08 9:27:40 SS
BK 582 PG 10
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 3, Section A-1, Rosebury P.U.D., situated in Section 10,
Township 2 South, Range 7 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Gregory S. Hannon and Angela M. Hannon executed a Deed of Trust in favor of Jay Morris, Trustee, securing an indebtedness to Chase Manhattan Bank, USA, dated February 18, 2005, and recorded in Book 2168, Page 327 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Deutsche Bank National Trust Company, as trustee for J.P. Morgan Chase Bank, National Association JPMAC 2007-CH1, by instrument dated August 29, 2007 and effective August 1, 2007, and recorded in the Office of the aforesaid Chancery Clerk in Book 2845, Page 195; and

WHEREAS, Deutsche Bank National Trust Company, as trustee for J.P. Morgan Chase Bank, National Association JPMAC 2007-CH1, the legal holder of the said Deed of Trust and the Note secured thereby, substituted PRIORITY TRUSTEE SERVICES OF MS, L.L.C. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated August 24, 2007, and recorded in Book 2,845, Page 199 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, PRIORITY TRUSTEE SERVICES OF MS, L.L.C., did on February 28, 2008, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, 2535 Highway 51 South Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and

property, with improvements thereon situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

All that parcel of land in City of, DeSoto County, State of Mississippi, as more fully described in Deed Book 467, Page 655, ID#2072101000000300, being known and designated as Lot 3, Section A-1, Rosebury P.U.D., filed in Plat Book 83, Page 32.

Lot 3, Section A-1, Rosebury P.U.D., situated in Section 10, Township 2 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 83, Page 32, in the Office of the Chancery Court Clerk of DeSoto County, Mississippi.

By Fee simple deed from Paxton Custom Homes, Inc., as set forth in Deed Book 467, Page 655 Dated 3/18/2004 and recorded 03/23/2004, DeSoto County Records, State of Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in The DeSoto Times, a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on February 7, 2008, and subsequent notices appeared on 2/14, 2/21/2008. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on February 7, 2008, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Deutsche Bank National Trust Company, as trustee bid for said property in the amount of \$139,358.20 and this being the highest and best bid the said Deutsche Bank National Trust Company, as trustee was declared the successful bidder and the same was then and there struck off to Deutsche Bank National Trust Company, as trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$139,358.20, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto **Deutsche Bank National Trust Company, as trustee**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 28 day of February, 2008.

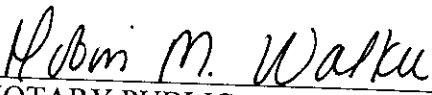

Joel Freedman, Manager

PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF DEKALB

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 28th Day of February 2008, within my jurisdiction, the within named JOEL FREEDMAN, who acknowledged to me that he is MANAGER OF PRIORITY TRUSTEE SERVICES OF MISSISSIPPI, LLC, a manager-managed limited liability company, as manager of said limited liability company, and as the act and deed of said limited liability company, (he) (she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 28 day of February, 2008.

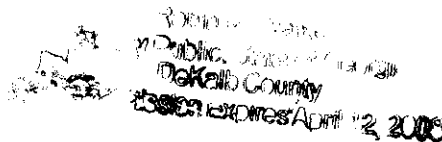

NOTARY PUBLIC
My Commission Expires April 12, 2008

Grantor:

Joel Freedman, Manager
PRIORITY TRUSTEE SERVICES OF MS, L.L.C.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181

Grantee:

Deutsche Bank National Trust Company, as trustee
10790 Rancho Bernardo Road
San Diego, CA 92127
800-548-7916


Robin M. Walker
Notary Public
DeKalb County
Commission Expires April 12, 2008



THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Volume No. 113 on the 7 day of Feb., 2008

Volume No. 113 on the 14 day of July, 2008

Volume No. 113 on the 21 day of Feb., 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

_____ on the _____ day of _____
Diane Smith

Sworn to and subscribed before me, this 21 day of Feb., 2008

BY May H. Demeraz

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 423 words @ .12 \$ 50.76
B. 2 subsequent insertions of 846 words @ .10 \$ 84.60
C. Making up 1

C. Making proof of publication and deposing to same \$ 3.00

TOTAL PUBLISHER'S FEE: 138.36

By: For more press info, contact
Carmen P. Smith, Inc., at
800-368-7827, Fax
800-368-7827, Page
101, or e-mail
csmith@csimc.com and
www.csimc.com
©2004, DeSoto
County, Georgia, State
of Georgia, State
of Mississippi

Title: The above described
property is believed to be for sale,
but I will convey only such title
as I have in it. It is
situated in the
WITNESS MY SIGNATURE, this
4th day of February, 2008,
at
Charity Baptist Church
Charity, Louisiana, Member
PRIORITY TRUSTEE SERVICES
OF MS, L.L.C.
1987 Northeast Expressway
Atlanta, GA 30363
Tel: 252-9181 ext 1120
Fax: 252-9181 ext 1120
E-mail: info@toms
PUBLISH: 27, 274, 921/2008

315 Lusher Street - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229